

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, November 15, 2001, 1:30 p.m., Conference Room 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Bruce Helwig, Jim McKee and Bob Ripley; (Tim Francis, Carol Walker and Terry Young absent. Ed Zimmer and Teresa McKinstry of the Planning Department and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and called for a motion approving the minutes of the meeting held October 18, 2001. Motion to approve made by McKee, seconded by Berggren. Motion for approval carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. Applicants for 311 N. 8th Street and 809 "P" Street indicated their time was limited and the Commissioners agreed to hold public hearing on those applications first.

APPLICATION BY BILL HENKLE FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 800 "Q" STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: November 15, 2001

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Mr. Zimmer stated that Mr. Henkle is proposing replacing the windows with an aluminum window.

ACTION:

McKee moved approval of the windows being replaced with 4 over 4 divided light, seconded by Berggren.

McKee would encourage windows being put back on the top floor.

Berggren would like to know something about the glass being used.

Motion approval carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

**APPLICATION BY TOM HUSTON ON BEHALF OF JOURNAL STAR PRINTING CO.
FOR A RECOMMENDATION ON A PETITION FOR VACATION OF RIGHT-OF-WAY
PORTIONS OF N. 8TH STREET AND PORTION OF "R" STREET ADJACENT TO AND
FOR A CERTIFICATE OF APPROPRIATENESS FOR 330 N. 8TH STREET IN THE
HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING:**

November 15, 2001

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Craig Smith from B&J Partnership appeared to present the application. The initial design was to cut the corner of the building. The city didn't want to give up that much right-of-way on "R" Street. It has been re-designed. He has some structural concerns. The existing ramp will be left. Putting an ADA ramp on the south end just did not work because of the grade. The plan is to re-face the dock.

Berggren inquired about the material of the canopy. Mr. Smith replied that it will be metal; double dipped galvanized.

Ripley asked if it would be crimped. Mr. Smith replied that it is built that way, it is an interlocking system.

Mr. Smith noted that one thing that was discussed, the city wasn't very comfortable with giving a curb cut on R Street. This makes 8th St. the front loading for the building. There needs to be some access from "R" Street. This is basically a brick building that has been concreted over. They will overcoat the entire building to upgrade it.

ACTION:

Mr. Zimmer stated that the items needing action are 2 overhead door locations, the vacation and the appropriateness for the construction of what is planned for the front facade.

Berggren moved approval of everything except the overhead door location, seconded by McKee.

Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

Berggren would like to see the garage door on "R" St. have more of a facade look.

Mr. Smith stated that both of the garage doors are historically in the building, the I beams are still in place. The doors are actually being reduced.

Berggren really doesn't have a problem with the south door, it is not a street facade. He is concerned that there is a business immediately next door on "R" St. and he is concerned that the adjacent buildings be compatible.

Berggren moved approval of the south garage door, seconded by Helwig. Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

Mr. Smith noted that there is an antique furniture business interested in moving in. They may take the entire space or just half of it. He understands that if something needs to be done to improve the garage door, it can be done.

Berggren believes the north door deserves more design attention. He is not opposed to the curb cut. He realizes that large things have to be brought in off a truck. He would like to see more design of the door. It should look cohesive with the rest of the building. It needs more of a facade treatment, it should look like more like an entrance.

**APPLICATION BY JON CAMP FOR A CERTIFICATE OF APPROPRIATENESS FOR
WORK AT THE RIDNOUR BUILDING, 809 "P" STREET, IN THE HAYMARKET
LANDMARK DISTRICT**

PUBLIC HEARING:

November 15, 2001

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Mr. Zimmer showed slides of the property.

Jon Camp stated that the first floor of the building is being converted to retail spaces and a large reception hall. The existing marquee will be re-used. He presented a drawing from Nebraska Sign Company. There will be bands of neon on the top and bottom. They would also like to put a sign on the face of the railing. There are windows on either side of the main entrance doors. There will be ladder signs inside the entrances. One of the new tenants are Exotica. They are proposing a double faced neon sign. None of the other tenants will have exterior signs. They will have neon signs inside their windows.

Berggren wondered when the building was built. Mr. Camp replied that it was built in 1925.

ACTION:

Helwig moved approval of all signs presented, except the Exotica sign, seconded by McKee; canopy signs, handrail signs, building directory signs.

Ripley personally thinks that the handrail signs could be done without. He is not in favor of the handrail sign.

Motion failed 4-0: Berggren, Helwig, McKee and Ripley voting 'no'; Francis, Walker and Young absent.

Berggren moved approval of the 3 canopy signs and the directory sign, seconded by Helwig.

Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

Ripley and Berggren would like to see a more consistent signing system for all 3 tenants. The Exotica sign is too large.

Ripley moved approval of neon signs in the windows for the 3 tenants, not exterior to the building, all 3 signs consistent with each other, seconded by Helwig.

Berggren doesn't have a problem with neon inside the building.

Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

Berggren moved denial of Exotica's large exterior neon sign, seconded by McKee. Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

APPLICATION BY ARLINGTON PROPERTIES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 720 "O" STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

November 15, 2001

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

No information has been received on this application.

APPLICATION BY RESEARCH & DEVELOPMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 311 N. 8TH STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

November 15, 2001

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Maggie Pleska appeared to present the application. She has a store called Maggie's Vegetarian Wraps. She is proposing a sign that says just the name of the business. Maggie's will be in pumpkin orange, vegetarian wraps will be in green.

Helwig wondered about the size of the sign. Ms. Pleska replied that it will be 36 inches wide by 20 inches high. It will be vinyl letters.

McKee wondered if the sign will be lit. Ms. Pleska replied that it will not.

Berggren wondered about the font. Ms. Pleska does not know the name of the font.

Ripley wondered if the sign will be perpendicular or parallel. Ms. Pleska replied that the sign will be facing the street at the front edge of the canopy.

ACTION:

Berggren moved approval of the size and location of the sign, seconded by McKee.

McKee does not have enough information to fully approve a complete sign.

Berggren wondered if Mr. Zimmer feels comfortable in looking at the font and determining if it is no material effect. Mr. Zimmer believes if she is working with Signs Now, they can produce a graphic.

McKee thinks maybe a blade sign would be more beneficial to pedestrian traffic.

Motion failed 1-3: Berggren voting 'yes'; Helwig, McKee and Ripley voting 'no'; Francis, Walker and Young absent.

Ripley would like to see more specifics on the sign.

APPLICATION BY MIKE HUGHES FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT TIFERETH HOUSE, A LANDMARK AT 344 S. 18TH STREET

PUBLIC HEARING:

November 15, 2001

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Mike Hughes appeared to present the application. He is asking for canopies on the Tifereth House. He would like input on a color. He has been looking at gray, tan or green.

ACTION:

Berggren moved approval of the awning as presented with one of the color choices, tan gray or green, seconded by McKee. Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

APPLICATION BY CINDY LOOPE et al. FOR A DESIGNATION OF AN EAST CAMPUS LANDMARK DISTRICT, ROUGHLY BOUNDED BY THE "MO PAC" TRAIL ON THE SOUTH, NORTH 40TH ON THE EAST, HOLDREGE STREET ON THE NORTH AND NORTH 34TH STREET ON THE WEST

PUBLIC HEARING:

November 15, 2001

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Mr. Zimmer introduced Mr. Beltzer who joined him in preparing this project. He is a graduate student of Planning and Law. The normal process requires at least 2 hearings on designation of a landmark district. Next month will be a more polished document. Once the Historic Preservation Commission gives a recommendation, it goes on to Planning Commission and then on to City Council.

Ripley wondered about the number of residential properties in the district. Mr. Zimmer believes it is in the 150 range. The boundaries being considered would be Apple on the south side, 40th on the east with only properties on the west side. 40th is the historic dividing line between Lincoln and University Place. Holdrege would be the boundary on the north and to the west, Idylwild and 35th and farther south, 34th. The dates of the properties range from around 1915 through about 1955. He presented slides of different houses in the district. This district began to develop on the horse farm property by the State Agricultural Experimental Farm. There used to be trolley lines running through the neighborhood. Mr. Zimmer showed slides of many houses in the proposed district.

Irvan and Linda Groothuis appeared. They live in the proposed district at 1235 Idylwild Dr. He hasn't seen the guidelines for this district, but he has seen the guidelines for Everett landmark district. He has lived in his house for over 30 years. He has changed a railing, put on storm screens, and it looks like he would need approval to do these things. It seems unnecessary to have to come before the Commission. He is hard pressed to see an advantage to being part of this district. Most of this area is zoned for R-2 which allows duplexes anyway. Currently there is a property in the area that is being re-done and turned

into a duplex. It will look better than it did before. He is opposed to making this into a historical district. It seems like this is something he would have to wrestle with in the future.

Jim Troidl appeared. He submitted petitions from property owners who wish to be removed from the district. Most of the people he talked to did not see this coming. Most of them see this as he does, as an intrusion on their property rights. There is a contingent of folks who don't want to sign a petition either way because they want to get along with their neighbors. Other residents have the misconception that a historic district would restrict rentals. The only thing that he is aware of, about a week ago someone, presumably from Cindy Loope's committee, left a notice in his door. He almost threw it away thinking it was a sales flyer. Even if all the homes were given these flyers, many of the homes in one area are rentals and the landlords had not been notified yet.

Mr. Zimmer noted that the legal requirement is that the legal property owners will be notified prior to the next Historic Preservation Commission hearing, and again when this goes to Planning Commission. Signs will also be posted. If a majority of the City Council does not approve the district or if a majority of the property owners register their opposition prior to the City Council, the landmark district will not be created. The City Council public hearing won't occur until at least January sometime.

Mr. Troidl thinks that is wrong on a fundamental level. The majority of people should not have to be together to stop this. They are busy with other things.

Cindy Loope stated that this process started 4 years ago. There was a group of neighbors who wanted to pursue a landmark district. There was a neighborhood meeting and another open house for questions and comments. They have a lot of signatures from people who are in favor of this district. Redrawing boundaries is fine with her if those who are opposed to this, want to be left out. There are some questions yet, but there are people who are very interested in this.

Pat Schock stated there are many people in the neighborhood who realize that we have something different and would like to celebrate it. Some of the residents are lifelong. We would like to preserve what is unique about the neighborhood.

Ripley inquired if Mr. Troidl has an estimate of how many doors he has knocked on. Mr. Troidl has only known about this for 10 days. Due to the short time frame, he concentrated on the west Dudley and Orchard area which he would like to see excluded from the district. He has talked to other folks but time was too short to talk to many outside his area. Most of the folks who did not sign the petition know people who are originators of the proposal and don't want to offend them. Most people he talked to view this as an encroachment on their property rights. Everyone who lives in this neighborhood has done a marvelous job of keeping up the properties all by themselves. The neighborhood is much better now than the entire 18 years

he has lived there. Other people think this will keep the '33rd St. thing' from moving farther east.

Mr. Groothuis stated that a historical district doesn't require maintenance, so a house could still go to pot. But if you do want to do something to your house, you have to go through more hoops.

Mr. Zimmer stated that the specific guidelines need to be worked on. The basic guidelines were authored in 1983 for Near South Neighborhood. They have been modified as years go on based on experience and to lower the level of intrusion. When he met with people in the district, it heightened his awareness that the process has been less intrusive in practice than it appears on paper, and he would be interested in redrafting the guidelines to reflect current practice. For instance, he has considered screen doors and storm windows to be maintenance items, not design items warranting review, and he would like to explore whether the guidelines could be streamlined.

Mr. Groothuis agrees that this district is a whole range of many different kinds of construction, so it is hard to say that one property or another doesn't fit the district.

Ripley stated that it is a matter of procedure that this application will again be before the Historic Preservation Commission at their next meeting.

Mr. Zimmer is working with the neighborhood. About a dozen people have put in hundreds of hours to get this application going. This is the opening of the formal public hearing process. He certainly thinks there is room for more discussion. He regards the area as also having potential as a National Register district. The implications are different for either. He believes this district is eligible for both. In his experience of landmark districts, it is not required that each individual house be a landmark house, but the whole district tells a story.

Ripley stated that this application will be back before the Commission at their next meeting. Mr. Zimmer stated that the Commissioners can always hold another public hearing if they feel it is necessary. This does not go on to the Planning Commission unless the Historic Preservation votes on this

Berggren wants to know if there is any formal neighborhood organization. Ms. Loope stated there is the East Campus Community Organization. They have been very supportive of this.

Berggren wondered if the people signing the petition submitted by Mr. Troidl are all homeowners. Mr. Troidl stated that they are. He will be contacting the landlords and more people in the neighborhood regarding the petition.

Ripley believes this is an issue for further discussion within the neighborhood. He would suggest having Mr. Zimmer attend a neighborhood meeting.

RECOMMENDATIONS ON NOMINATIONS OF PROPERTIES TO THE NATIONAL REGISTER OF HISTORIC PLACES INCLUDING (A) THE HITCHCOCK HOUSE, 2733 SHERIDAN BLVD.

PUBLIC HEARING:

November 15, 2001

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Mr. Zimmer stated that National Register nominations cannot move forward without the recommendation of the Historic Preservation Commission. This house has one of the best remaining Sheridan Blvd. landscapes. It is one of the most highly developed Colonial Revival houses in town. This is obviously a key contributor to a district. It is a strong piece of the overall setting. The interior is very nice. The house has remnants of a bowling alley in the basement and a tiled swimming pool in the basement. Outside, the rear yard has a terrace down to a wall fountain. Eileen Bergt has been working with the historic landscape plan.

Ripley moved that Mr. Zimmer include more information on the landscaping in the application and return it for further review, seconded by Berggren. Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

MISCELLANEOUS:

There is discussion and disagreement in the Woods Park Neighborhood about traffic flow and the construction of some "diverters" at various intersections around 28th, 29th, and 30th Streets. Part of the discussion might be a small roundabout. Mr. Zimmer asked Public Works to brief him on the discussions. Mr. Zimmer will inform the Commissioners if their action is needed on this. Ripley would like to have more information.

Berggren moved to cancel the December 20, 2001 Historic Preservation Commission meeting, seconded by Helwig. Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

Mr. Zimmer noted that the next normal meeting would be January 17, 2002.

There being no further business, the meeting was adjourned at 4:00 p.m.